THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
Date of Notice: September 10, 2007
PUBLIC NOTICE OF A
DRAFT MITIGATED NEGATIVE DECLARATION
JO: 007824

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by October 9, 2007 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Myra Herrmann, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to DSDEAS@sandiego.gov with the Project Number in the subject line.**

General Project Information:

- Project No. **134590**, SCH No. **Pending** Community Plan Area: **Citywide** Council Districts: **1-8**

Subject: **URBAN RUNOFF MANAGEMENT PLANS. CITY COUNCIL APPROVAL** of one (1) updated Jurisdictional Urban Runoff Management Plan (JURMP) and associated ordinance amendments and amendments to the Land Development Manual, six (6) updated Watershed Urban Runoff Management Plans (WURMPs), and one (1) Regional Urban Runoff Management Plan (RURMP) outlining the efforts of the City of San Diego (City) to reduce and prevent, by itself and in coordination with other jurisdictions, urban runoff pollution pursuant to San Diego Regional Water Quality Control Board Order No. R9-2007-0001 (Municipal Storm Water Permit). The City's efforts will incorporate both structural and non-structural activities throughout its jurisdiction.

Applicant: **City of San Diego, General Services Department, Storm Water Pollution Prevention Division.**

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **Historical Resources (Archaeology), Paleontological Resources, Land Use (MHPA).**

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Myra Herrmann at (619)446-5372. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Andrew Kleis at (619)525-8623.

The Storm Water Pollution Prevention Division is also soliciting public input and comments in two specific areas affected by changes to the 2007 Municipal Storm Water Permit for the City. Public meetings are being held in two locations on September 17 and 19 to solicit input on proposed minimum Best Management Practices for residents, businesses, and industries. A public meeting will be held October 24 to provide input on the first draft of the proposed updates to the Storm Water Standards in the Land Development Manual regarding construction operations and design requirements. Details about these subjects and the meetings are available on the Think Blue website (http://www.ThinkBlue.org). Click on "Documents for Public Comment" on the home page. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml and distributed on September 10, 2007.

Robert J. Manis, Deputy Director
Development Services Department

Public Input Requested

Updates to Land Development Manual

The City of San Diego's Storm Water Pollution Prevention Division and Development Services Department are soliciting input about updates to water quality standards in the City's Land Development Manual. These updates will affect certain aspects of construction operations and design requirements for projects occurring within the City. The updates are required by new storm water regulations in the 2007 Municipal Storm Water Permit for the City. A public meeting was held on August 28 to solicit input on the proposed updates. A first draft of the updates will be available on October 10, which begins a 30-day public review period. A second public meeting will be held on October 24 to solicit input on the first draft. The updates address the following:

Construction operations for Phased Grading: Staging earth disturbing activities during construction to keep the amount of disturbed earth below a set limit. Prior to disturbing another portion of a site, the area already disturbed would be stabilized to minimize soil erosion.

Construction operations for Advanced Treatment: For sites that are considered an exceptional threat to water quality, collecting and treating storm water runoff from a construction site to remove sediments and other constituents from the water before its release to the storm drain or water course. The updated standards will address the determination of exceptional threat to water quality.

Land development design requirements for Low Impact Development (LID): Permanent design features that minimize directly connected impervious areas and promote infiltration.

Land development design requirements for Treatment Control Best Management Practices (BMPs): Permanent site improvements that treat storm water runoff from the site for removal of targeted pollutants. The pollutant removal ranking of BMPs will be part of a regionally coordinated update to the standards.

Land development design requirements for Interim Hydromodification Criteria: Management of post-project runoff rates and durations applicable to projects greater than 50 acres that discharge to unpaved channels and streams. Establishing the criteria will be part of a regionally coordinated update to the standards.

Public Meeting October 24, 2007 5:30 to 7:30 p.m. *Presentation at 6 p.m.*	City of San Diego Balboa Park Club Ballroom 2150 Pan American Road West San Diego, CA 92101

Proposed Minimum Best Management Practices (BMPs)

The City of San Diego's Storm Water Pollution Prevention Division is developing and proposing Minimum Best Management Practices (BMPs). These pollution prevention measures will require all San Diegans to follow guidelines to prevent pollution and contaminated water from flowing off private property on to City sidewalks, curbs, gutters and streets, into storm drains; polluting waterways and the ocean. These minimum BMPs are required by the terms of the State Regional Water Control Board's 2007 Municipal Storm Water Permit for the City, and are slated to take effect January 2008. Public meetings are being held in two locations. At the meetings, the proposed minimum BMPs for these groups – residents, commercial businesses, and industries – will be available for review, discussion and comment.

Public Meeting - downtown area September 17, 2007 5:30 to 8:00 p.m. *Presentation at 6:15 p.m.*	City of San Diego Balboa Park Club Santa Fe Room 2150 Pan American Road West San Diego, CA 92101
Public Meeting - northern area September 19, 2007 5:30 to 8:00 p.m. *Presentation at 6:15 p.m.*	City of San Diego Metropolitan Wastewater Department Operations Center Auditorium, Bldg. 2 9192 Topaz Way, San Diego, CA 92123

Persons who are unable to attend these meetings and would like to provide comments, may visit www.ThinkBlue.org and click on Documents for Public Comment. For more information about the meetings or to request special disability accommodations, please contact Jim Nabong at (619) 525-8632, TTY (619) 236-7012

City of San Diego
Development Services

ENTITLEMENTS DIVISION
(619) 446-5460

Mitigated Negative Declaration

Project No. 134590
SCH No. *PENDING*

SUBJECT: **URBAN RUNOFF MANAGEMENT PLANS. CITY COUNCIL APPROVAL** of one (1) updated Jurisdictional Urban Runoff Management Plan (JURMP) and associated ordinance amendments and amendments to the Land Development Manual, six (6) updated Watershed Urban Runoff Management Plans (WURMPs), and one (1) Regional Urban Runoff Management Plan (RURMP) outlining the efforts of the City of San Diego (City) to reduce and prevent, by itself and in coordination with other jurisdictions, urban runoff pollution pursuant to San Diego Regional Water Quality Control Board Order No. R9-2007-0001 (Municipal Storm Water Permit). The City's efforts will incorporate both structural and non-structural activities throughout its jurisdiction. Applicant: City of San Diego, General Services Department, Storm Water Pollution Prevention Division.

I. PROJECT DESCRIPTION: See attached Initial Study.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION:

The City conducted an Initial Study which determined that the proposed planning documents could have a significant environmental effect in the following areas(s): **Historical Resources (Archaeology), Paleontological Resources** and **Land Use (MHPA Land Use Adjacency)**. Subsequent additions pertaining to the implementation of the planning documents create the specific mitigation identified in Section V of this Mitigated Negative Declaration. The documents augmented as to their implementation now avoid or mitigate the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

SUBSEQUENT REVIEW

Future applications for the implementation of City projects of the activity type of Capital Improvement Projects (CIP) only (including, but not limited to: Green Street – Infiltration,

Green Mall – Infiltration, Green Lot – Infiltration, Infiltration Vault/Pit Installation with associated headworks, Hydrodynamic Separator Installation, Sediment and Peak Flow Control, Inlet Trash/Debris Segregation BMP, and Bacteria Treatment BMP, Dry Weather Diversion) pursuant to the WURMPs only as indicated in the Purpose and Main Features discussion of this Initial Study within the City would be reviewed for potential impacts and consistency with the attached Mitigated Negative Declaration (MND). Where it can be determined that the project is consistent with the attached MND, if the project does not impact potentially sensitive biological resources, and no additional potentially significant impacts would result pursuant to Section 15162 of the State of California Environmental Quality Act (CEQA), an Addendum to this MND would be prepared. The Addendum would discuss the specifics of each project, including the location, environmental setting, and construction methods. Where the projects are inconsistent with the assumption of this environmental document or in the event an impact would result, a determination of the environmental document to be prepared would be made based on the completion of an Initial Study.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance or Bid Opening/Bid Award

A. Land Development Review (LDR) Plan Check

1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring, have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. Prior to Bid Award, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
    a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)
    a. The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
3. Identify Areas to be Monitored
    a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC for approval identifying the areas to be monitored including the delineation of grading/excavation limits. The AME shall be based on the results of a site specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation). **The AME shall specifically identify areas where Native American Monitoring is required along the trenching alignment and other pertinent areas.** MMC shall notify the PI that the AME has been approved.

4. When Monitoring Will Occur
    a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
    b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule
    a. After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
    1. The monitor and Native American monitor shall be present full-time during grading/excavation/trenching activities including, but not limited to mainline, laterals, jacking and receiving pits, services and all other appurtenances associated with underground utilities as identified on the AME and as authorized by the CM. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
    2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.
    3. The PI may submit a detailed letter to the CM and/or RE for concurrence and forwarding to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.

B. Discovery Notification Process
    1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
    2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
    3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or e-mail with photos of the resource in context, if possible.

C. Determination of Significance
    1. The PI and Native American monitor shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
        a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
        b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume.
            (1) Note: For pipeline trenching projects only, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
        c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.
            (1) Note: For Pipeline Trenching Projects Only. If the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
            (2) Note, for Pipeline Trenching Projects Only: If significance can not be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.

D. Discovery Process for Significant Resources — Pipeline Trenching Projects
The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:
    1. Procedures for documentation, curation, and reporting
        a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
        b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
        c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523

A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.

d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification
   1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
   2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site
   1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
   2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
   3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American
   1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
   2. The NAHC will contact the PI within 24 hours or sooner, after Medical Examiner has completed coordination.
   3. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
   4. The PI shall coordinate with the MLD for additional consultation.
   5. The MLD has 48 hours to make recommendations to the property owner or representative for the treatment or disposition, with proper dignity, of the human remains and associated grave goods.
   6. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
      a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR

b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.
c. To protect these sites, the landowner shall do one or more of the following:
(1) Record the site with the NAHC;
(2) Record an open space or conservation easement; or
(3) Record a document with the County.
d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 6.c., above.

D. If Human Remains are **NOT** Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant department and/or Real Estate Assets Department (READ) and the Museum of Man.

II. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.
2. The following procedures shall be followed.
a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via the RE by fax by 9am the following morning of the next business day.
b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains.

c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under *Section III: During Construction* shall be followed.

d. The PI shall immediately contact the RE and MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.
3. All other procedures described above shall apply, as appropriate.

III. Post Construction

A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring.
    a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
    b. Recording Sites with State of California Department of Parks and Recreation
        (1) The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts

1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.

2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.

C. Curation of Artifacts: Accession Agreement and Acceptance Verification

1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
3. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
4. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)

1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

PALEONTOLOGICAL RESOURCES

I. Prior to Permit Issuance or Bid Opening/Bid Award

A. Land Development Review (LDR) Plan Check

1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. Prior to Bid Award, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
    a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)
   The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the paleontological monitoring program.
3. Identify Areas to be Monitored
    a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC for approval identifying the areas to be monitored including the delineation of grading/excavation limits.
    b. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
    c. MMC shall notify the PI that the PME has been approved.
4. When Monitoring Will Occur
    a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
    b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which

indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

5. Approval of PME and Construction Schedule
   After approval of the PME by MMC, the PI shall submit to MMC written authorization of the PME and Construction Schedule from the CM.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities including, but not limited to mainline, laterals, jacking and receiving pits, services and all other appurtenances associated with underground utilities as identified on the PME and as authorized by the CM that could result in impacts to formations with high and/or moderate resource sensitivity at depths of 10 feet or greater and as authorized by the construction manager. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
3. The PI may submit a detailed letter to the CM and/or RE for concurrence and forwarding to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
   a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.

b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval of the program from MMC, MC and/or RE. PRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume.
    (1) Note: For pipeline trenching projects only, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.
    (1) Note: For Pipeline Trenching Projects Only. If the fossil discovery is limited in size, both in length and depth; the information value is limited and there are no unique fossil features associated with the discovery area, then the discovery should be considered not significant.
    (2) Note, for Pipeline Trenching Projects Only: If significance can not be determined, the Final Monitoring Report and Site Record shall identify the discovery as Potentially Significant.

D. Discovery Process for Significant Resources — Pipeline Trenching Projects
The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance.
    1. Procedures for documentation, curation and reporting
        a. One hundred percent of the fossil resources within the trench alignment and width shall be documented in-situ photographically, drawn in plan view (trench and profiles of side walls), recovered from the trench and photographed after cleaning, then analyzed and curated consistent with Society of Invertebrate Paleontology Standards. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact and so documented.
        b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.
        c. The PI shall be responsible for recording (on the appropriate forms for the San Diego Natural History Museum) the resource(s) encountered during the Paleontological Monitoring Program in

accordance with the City's Paleontological Guidelines. The forms shall be submitted to the San Diego Natural History Museum and included in the Final Monitoring Report.

d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the Precon meeting.
2. The following procedures shall be followed.
   a. No Discoveries
      In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via the RE via fax by 9am the following morning of the next business day.
   b. Discoveries
      All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
   c. Potentially Significant Discoveries
      If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
   d. The PI shall immediately contact the RE and MMC, or by 8AM the following morning to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

V. Post Construction

A. Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring.
   a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
   b. Recording Sites with the San Diego Natural History Museum
      The PI shall be responsible for recording (on the appropriate

forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains
   1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.

C. Curation of artifacts: Deed of Gift and Acceptance Verification
   1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
   2. The PI shall submit the Deed of Gift and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
   3. The RE or BI, as appropriate shall obtain signature on the Deed of Gift and shall return to PI with copy submitted to MMC.
   4. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)
   1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC of the approved report.
   2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

LAND USE (MHPA – LAND USE ADJACENCY GUIDELINES)

If future projects are located adjacent to the Multi-Habitat Planning Area (MHPA), the following Land Use Adjacency Guidelines shall be made conditions of project approval in order to reduce potential indirect impacts:

1. Prior to initiation of any construction-related activities adjacent to the MHPA, the construction foreman shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor, when applicable.

2. Prior to the commencement of any construction related activities adjacent to the MHPA, the limits of grading shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of grading shall be defined with silt fencing and checked by the biological monitor before initiation of construction grading. If no construction activities would be in areas adjacent to the MHPA, then this measure would not be implemented.

3. Prior to the commencement of any construction related activities, the ADD/Environmental Designee shall review the construction documents to ensure that no invasive, non-native plant species are being introduced into areas adjacent to the MHPA.

4. Construction lighting located in areas adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields.

5. No staging/storage areas for equipment and materials shall be located within or adjacent to the MHPA; No equipment maintenance shall be conducted within or near the adjacent to the MHPA.

6. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City Engineer.

7. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading or permitted construction activities. All construction related debris shall be removed off-site to an approved disposal facility.

8. Prior to the commencement of any construction related activities adjacent to the MHPA, the ADD/Environmental Designee shall verify that the MHPA boundaries and the following project requirements regarding the Coastal California gnatcatcher, Least Bell's vireo and the southern Willow Flycatcher are shown on the construction plans and indicated below:

   <u>COASTAL CALIFORNIA GNATCATCHER</u>
   NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE ADD (Environmental Designee) of LDR:

   A. A QUALIFIED BIOLOGIST SHALL SURVEY THOSE HABITAT AREAS <u>WITHIN THE MHPA</u> THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE FOR THE

PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE FOR A MINIMUM OF FOUR WEEKS (WITHIN THE BREEDING SEASON) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

I. *BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

II. *BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE ADD OF LDR AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

III. *AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENTUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE

QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the ADD of LDR, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE INITIAL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE ADD OF LDR AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

C. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

<u>LEAST BELL'S VIREO (State Endangered/Federally Endangered)</u>
NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 15 AND SEPTEMBER 15, THE BREEDING SEASON OF THE LEAST BELL'S VIREO, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE WETLAND AREAS THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE LEAST BELL'S VIREO. SURVEYS FOR THE THIS SPECIES SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF THE LEAST BELL'S VIREO IS PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

1. BETWEEN MARCH 15 AND SEPTEMBER 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED LEAST BELL'S VIREO HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

2. BETWEEN MARCH 15 AND SEPTEMBER 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED LEAST BELL'S VIREO OR HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF ANY OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

3. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE LEAST BELL'S VIREO. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (SEPTEMBER 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other

measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

B. IF LEAST BELL'S VIREO ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 15 AND SEPTEMBER 15 AS FOLLOWS:

1. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR LEAST BELL'S VIREO TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

2. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

SOUTHWESTERN WILLOW FLYCATCHER (Federally Endangered)
NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MAY 1 AND SEPTEMBER 1, THE BREEDING SEASON OF THE SOUTHWESTERN WILLOW FLYCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE WETLAND AREAS THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE SOUTHWESTERN WILLOW FLYCATCHER. SURVEYS FOR THIS SPECIES SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF THE SOUTHWESTERN WILLOW FLYCATCHER IS PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

BETWEEN MAY 1 AND SEPTEMBER 1, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED SOUTHWESTERN WILLOW FLYCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

BETWEEN MAY 1 AND SEPTEMBER 1, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED SOUTHWESTERN WILLOW FLYCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE SOUTHWESTERN WILLOW FLYCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (SEPTEMBER 1).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

B. IF SOUTHWESTERN WILLOW FLYCATCHER ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT

SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MAY 1 AND SEPTEMBER 1 AS FOLLOWS:

1. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR SOUTHWESTERN WILLOW FLYCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.

2. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

Raptors and Burrowing Owls

1. If the site has a potential to support nests and nesting raptors. If nests are present during construction, compliance with the Migratory Bird Treaty Act/Section 3503 would preclude the potential for direct impacts.

2. If there is a potential for indirect noise impacts to nesting raptors, prior to any construction within the nesting/breeding season (February 1 through September 15) and for the Northern harrier (February 1 through August 31) the biologist shall conduct a preconstruction survey to determine the presence of active raptor nests. If active nests are detected the biologist in consultation with EAS staff shall establish a species appropriate noise buffer zone. The size and configuration of buffers shall be based on the proximity of active nests to construction, existing disturbance levels, topography, the sensitivity of the species, and other factors, and shall be established through coordination with the Department of Fish and Game. If active nests are detected, construction activities shall be prohibited within 300 feet of the nest until after the raptor breeding season has ended (defined as February 1 – August 31) or until the fledglings have left the nest. No construction shall occur within this zone during the raptor breeding season.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

State of California
- Department of Fish and Game (32)
- Resources Agency (43)
- Regional Water Quality Control Board (44)
- Clearinghouse (46)
- Coastal Commission (47)
- Water Resources Control Board (55)
- Native American Heritage Commission (56)
- Parks & Recreation – Tijuana River Natural Estuarine Reserve (229)

Parks & Recreation – Southern Service Center (428)

County of San Diego
- Planning and Land Use (68)
- Public Works (70/72)
- Water Authority (73)
- Environmental Health Services (75)
- Land & Water Quality Division (76)

City of San Diego
- Mayor's Office (91)
- Councilmember Peters, District 1 (MS 10A)
- Councilmember Faulconer, District 2 (MS 10A)
- Councilmember Atkins, District 3(MS 10A)
- Councilmember Young, District 4 (MS 10A)
- Councilmember Maienschein, District 5 (MS 10A)
- Councilmember Frye, District 6 (MS 10A)
- Councilmember Madaffer, District 7 (MS 10A)
- Councilmember Hueso, District 8 (MS 10A)
- City Planning and Community Investment Department
- Development Services Department
- Real Estate Assets Department (85)
- Environmental Services Department (93A)
- Engineering and Capital Projects Department (86)
- General Services Department (92)
- Steve Fontana (80)
- Library Department (81)
- All City Libraries (81A-81KK)
- Metropolitan Wastewater Department (86B)
- Park and Recreation Department (89)
- Water Department (86A)
- Office of the City Attorney, Shirley Edwards
- Historic Resources Board (87)
- Community Forest Advisory Board (80)
- Wetland Advisory Board (91A)
- Park Development (93)
- Housing Commission -Wendy Dewitt (MS 49N)

Other Groups and Individuals
- Community Planners Committee (194)
- City of Chula Vista (94)
- City of Del Mar (96)
- City of Imperial Beach (99)
- City of La Mesa (100)
- City of Lemon Grove (101)

City of National City (102)
City of Poway (103)
City of Santee (104)
SANDAG (108)
San Diego Unified Port District (109)
San Diego Coast & Baykeeper (173)
San Diego Transit (112)
San Diego Gas and Electric (114)
Metropolitan Transit Development Board (115)
San Dieguito River Park (116)
San Diego Unified School District (125)
Daily Transcript (135)
San Diego City Schools (132)
San Diego Union-Tribune City Desk (140)
Beach and Bay Press (137)
Metro News (141)
San Diego Chamber of Commerce (157)
Building Industry Association (158)
San Diego River Park Foundation (163)
Sierra Club (165)
Neighborhood Canyon Creek & Park Groups (165A)
San Diego Natural History Museum (166)
San Diego Audubon Society (167)
Jim Peugh (167A)
San Diego River Conservancy (168)
Environmental Health Coalition (169)
California Native Plant Society (170)
Center for Biological Diversity (176)
San Diego Council of Divers (177)
Citizens Coordinate for Century 3 (179)
Endangered Habitats League (182/182A)
Torrey Pines Association (186)
Town Council President's Association (197)
Community Planners Council (198)
Carmen Lucas (206)
Jerry Schaefer, PhD (209)
South Coastal Information Center, San Diego State University (210)
San Diego Historical Society (211)
San Diego Archaeological Center (212)
Ron Christman (215)
Louie Guassac (215A)
Clint Linton (215B)
Save Our Heritage Organization (214)
San Diego County Archaeological Society, Inc. (218)
Kumeyaay Cultural Repatriation Committee (225)

Native American Distribution (Public Notice Only) (225A-225R)
- Barona Group of Capitan Grande Band of Mission Indians
- Campo Band of Mission Indians
- Cuyapaipe Band of Mission Indians
- Inaja and Cosmit Band of Mission Indians
- Jamul Band of Mission Indians
- La Posta Band of Mission Indians
- Manzanita Band of Mission Indians
- Sycuan Band of Mission Indians
- Viejas Group of Capitan Grande Band of Mission Indians
- Mesa Grande Band of Mission Indians
- San Pasqual Band of Mission Indians
- Santa Ysabel Band of Diegueño Indians
- La Jolla Band of Mission Indians
- Pala Band of Mission Indians
- Pauma Band of Mission Indians
- Pechanga Band of Mission Indians
- Rincon Band of Luiseno Mission Indians
- Los Coyotes Band of Mission Indians

Otay Mesa-Nestor Planning Committee (228)
Otay Mesa Planning Committee (235)
Downtown San Diego Partnership (237)
Gaslamp Quarter Council (239)
Unified Port District (240)
Barrio Station Inc. (241)
Centre City Advisory Committee (243)
Harborview Community Council (245)
Balboa Avenue CAC (246)
Clairemont Mesa Planning Committee (248)
Marion Bear Natural Park Recreation Council (253)
Tecolote Canyon CAC (254)
Friends of Tecolote Canyon (255)
Clairemont Town Council (257)
Greater Golden Hill Planning Committee (259)
Friends of Switzer Canyon (260)
Serra Mesa Planning Group (263A)
Mary Johnson (263B)
MCAS Miramar (263C)
Serra Mesa Community Council (264)
Kearney Mesa Community Planning Group (265)
Linda Vista Community Planning Committee (267)
La Jolla Shores Association (272)
La Jolla Town Council (273)
La Jolla Community Planning Association (275)
La Jolla Shores PDO Advisory Board (279)

City Heights Area Planning Committee (287)
Rolando Community Council (288)
Kensington/Talmadge Planning Committee (290)
Normal Heights Community Planning Committee (291)
Bay Ridge Homeowners Assn. (294)
Mr. Jose Lopez (295)
Oak Park Community Council (298/299)
Webster Community Council (301)
Eastern Area Planning Committee (302)
Fairmount Park Neighborhood Association (303)
John Stump (304)
Floyd Melson - Chollas Lake Park Rec. Council (305)
Darnell Community Council (306)
Midway Community Planning Committee (307)
Mira Mesa Community Planning Group (310)
Friend of Penasquitos Preserve, Inc. (313)
Surfers Tired of Pollution (318)
San Diego Baykeeper (319)
Debby Knight – Friends of Rose Canyon (320)
Mission Bay Lessees (323)
Mission Beach Precise Planning Board (325)
Mission Beach Town Council (326)
Mission Hills Association (327)
Mission Valley Center Assn. (328)
Friars Village HOA (328A)
Mary Johnson (328B)
Mission Valley Community Council (328C)
Friends of the Mission Valley Preserve (330B)
Mission Valley Unified Planning Group (331)
Mr. Gene Kemp, GM – Fashion Valley (332)
Lynn Mulholland (333)
River Valley Preservation Project (334)
Friends of Adobe Falls (335)
Navajo Community Planners Inc. (336)
San Carlos Area Council (338)
Mission Trails Regional Park CAC (341)
Carmel Mountain Ranch Community Council (344)
Pardee Construction (345)
City Attorney of Del Mar (346)
Rancho Santa Fe Assn. (347)
22nd District Agricultural Assn- Del Mar Fairgrounds (349)
Carmel Valley Community Planning Board (350)
Friends of Los Penasquitos Canyon Preserve (357)
Los Penasquitos Canyon Preserve CAC (360)
Del Mar Mesa Community Planning Board (361)

Greater North Park Planning Committee (363)
North Park Community Association (366)
Ocean Beach Planning Board (367)
Ocean Beach Town Council (367A)
Ocean Beach Merchants Association (367B)
Old Town Community Planning Committee (368)
Presidio Park Council (370)
Pacific Beach Town Council (374)
Pacific Beach Community Planning Committee (375)
Crown Point Association (376)
Rancho Penasquitos Community Council (378)
Torrey Pines Association (379)
Rancho Penasquitos Planning Board (380)
Rancho Penasquitos Town Council (383)
Los Penasquitos Canyon Preserve CAC (385)
Sunset Cliffs Natural Park Rec. Council (388)
Peninsula Community Planning Board (390)
Peninsula Chamber of Commerce (391)
Point Loma Nazerene College (392)
Rancho Bernardo Community Council (398)
Rancho Bernardo Community Planning Board (400)
Sabre Springs Planning Group (406B)
Sabre Springs Community Planning Group (407)
San Dieguito Lagoon Committee (409)
San Dieguito Planning Group (412)
San Dieguito River Park CAC (415)
Friends of San Dieguito River Valley (419)
Friends of San Dieguito River Valley (421)
San Dieguito River Valley Conservancy (422)
RVR PARC (423)
Fairbanks Ranch Association (424)
San Dieguito River Park JPA (425A)
San Pasqual-Lake Hodges Planning Group (428)
San Ysidro Planning Group (433)
United Border Town Council (434)
Scripps Ranch Community Planning Group (437)
Miramar Ranch North Planning Committee (439)
Skyline Paradise Hills Planning Committee (443)
Torrey Hills Community Planning Board (444A)
Southeastern San Diego Organizing Project (447)
Southeast Economic Development Corporation (448)
Southeastern San Diego Development Committee (449)
Encanto Neighborhoods Community Planning Group (449A)
Educational/Cultural Complex (450)
Kathleen Harmon – Chair, Central Imperial PAC (452)

Voice News & Viewpoint (453)
Mt. Hope Residents Assn. (454)
W. Anthony Fulton, Director – SDSU Facilities & Mgmt. (455)
College Area Community Council (456)
Tierrasanta Community Council (462)
Murphy Canyon Community Council (463)
Mission Trails Regional Park – Dorothy Leonard (465)
East Elliott Planning Advisory Committee (466)
Del Mar Terrace Property Owners Assn. (467)
Torrey Pines Community Planning Group (469)
Crest Canyon CAC (475)
University City Planning Group (480)
University City Community Assn. (486)
Hillcrest Association (495)
Uptown Planners (498)
Hillside Protection Assn. (501)
Banker's Hill Canyon Assn. (502)
Allen Canyon Committee (504)
S. Wayne Rosenbaum
Jim Varnadore
Jennifer Wirsing – Rick Engineering
Dennis Bolling – Rick Engineering
Jayne Janda-Timba – Rick Engineering
Brendan Hastie – Rick Engineering
Doug Grote – Just Star Construction
Fred Jacobsen – SDG&E
Scott Malloy – BIA
Jim Kilgore – Shea Homes
David Nyby – Shea Homes
Greg Ponce – Shea Homes
Bill Moser – Nasland Engineering
Bon Haynes – Nasland Engineering
David Wiener – RBF Consulting
Eric Elmore – RBF Consulting
Scott Cartwright - RBF Consulting
Rich Lucera – RBF Consulting
Jim Hettinger – Nolte & Associates, Inc.
Jennifer Crain –Nolte & Associates, Inc.
Jorge Palacios – JP Engineering
Joe Loeffelholz – JP Engineering
Thom Fuller – McMillin
Paul Manning -McMillin Land Development
David McInvol – Pacific Corrugated
Sandee Knuckey -Pacific Corrugated
Darlene Szczublewski – PDC

Debby Reese -PDC
Chuck Spinks - Kimley-Horn
Gabriel Solmer – San Diego Coastkeeper
Mike Kimberlain –Kristar
Crystal Najera – PBS&J Consultant
Steven Scott
Jim Hook – Adams Engineering
Eric Bowlby
Tony Oleksonm – Latitude 33
John Eardensohn – Latitue 33
Annie Aguilar -San Dieguito Engineering
Jerry Livingston
Tershia d'Elgin
Ed Kimura

VII. RESULTS OF PUBLIC REVIEW:

( ) No comments were received during the public input period.

( ) Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.

( ) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration; the Mitigation, Monitoring, and Reporting Program; and any Initial Study material are available in the office of the Land Development Review Division for review or for purchase at the cost of reproduction.

Myra Herrmann, Senior Planner
Development Services Department

September 10, 2007
Date of Draft Report

Analyst: Myra Herrmann

Date of Final Report

City of San Diego
Development Services Department
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INITIAL STUDY
Project No. 134590
SCH No. *PENDING*

SUBJECT: **URBAN RUNOFF MANAGEMENT PLANS. CITY COUNCIL APPROVAL** of one (1) updated Jurisdictional Urban Runoff Management Plan (JURMP) and associated ordinance amendments and amendments to the Land Development Manual, six (6) updated Watershed Urban Runoff Management Plans (WURMPs), and one (1) Regional Urban Runoff Management Plan (RURMP) outlining the efforts of the City of San Diego (City) to reduce and prevent, by itself and in coordination with other jurisdictions, urban runoff pollution pursuant to the San Diego Regional Water Quality Control Board Order No. R9-2007-0001 (Municipal Storm Water Permit). The City's efforts will incorporate both structural and non-structural activities throughout its jurisdiction. Applicant: City of San Diego, General Services Department, Storm Water Pollution Prevention Division.

I. PURPOSE AND MAIN FEATURES:

BACKGROUND

Pursuant to the Municipal Storm Water Permit, the Storm Water Pollution Prevention Division (Storm Water Division) in the General Services Department is updating the City's JURMP, which outlines the City's efforts to reduce urban runoff pollution within its jurisdiction. These efforts include: continued water quality monitoring and pollutant source studies to identify problems, problem areas, and problem sources/causes; modification of City ordinances, land use policies, and the Storm Water Standards Manual to further reduce the impact of new development and redevelopment on water quality; increased enforcement of the Storm Water Ordinance to encourage behaviors protective of water quality; increased education of residents and businesses of urban runoff pollution and ways to modify their behaviors that contribute pollutants; and continued training of municipal staff to implement best management practices (BMPs) in the course of their duties to reduce and prevent the release of pollutants. The Municipal Storm Water Permit requires the City to report annually on the progress of implementing its JURMP and, as necessary, update it. The City Council adopted the current JURMP via Resolution No. R-296019 on January 28, 2002.

In addition to the JURMP, the Storm Water Division is updating, in conjunction with other jurisdictions in the region, six WURMPs, one for each of the watershed management areas (WMAs) that the City has jurisdiction in: San Dieguito River, Los Peñasquitos, Mission Bay, San Diego River, San Diego Bay, and Tijuana River (see Figure 1). The Municipal Storm Water Permit requires the City to collaborate with the designated lead and other participating jurisdictions in

those WMAs to develop and implement activities that reduce urban runoff discharges from their storm drain systems that cause or contribute to a violation of water quality standards. These activities include: education and outreach; watershed- and water quality–based land use planning principles; outside stakeholder engagement and collaboration; and pollutant load reduction and pollutant source abatement. In particular, pollutant load reduction and pollutant source abatement activities may include Capital Improvement Projects (CIP) and other structural solutions. The Municipal Storm Water Permit requires the City to develop a five-year plan of activities with the other jurisdictions for each of its WMAs and to report annually on the progress of implementing the plan.

The City is also in the process of developing the RURMP with the other jurisdictions subject to the Municipal Storm Water Permit in the region. The RURMP would outline the planned efforts of the jurisdictions to address water quality problems that are of regional concern. It is anticipated that much of the efforts in the short run would be education- and outreach-oriented.

During future construction related activities, anticipated work hours would occur during the daytime, Monday through Friday. The contractor would comply with the requirements described in the *Standard Specifications for Public Works Construction*, and California Department of Transportation *Manual of Traffic Controls for Construction and Maintenance Work Zones.* A traffic control plan would be prepared and implemented in accordance with the *City of San Diego Standard Drawings Manual of Traffic Control for Construction and Maintenance Work Zones.*

PROGRAM ACTIVITY TYPES

For the purposes of this Initial Study, the City's proposed activities per program were grouped into different types, and each type was analyzed for potential impacts. Because the JURMP, WURMPs, and RURMP are planning documents that outline broad efforts to be implemented in upcoming fiscal years, many activities incorporated into the documents are still conceptual in nature to be further developed in the future. However, enough is known about each activity type to be able to conduct analysis at a programmatic level.

1. The **JURMP** would consist of the following activity types:

   - Water Quality Monitoring and Pollutant Source Characterization: These activities would identify and allow for the prioritization of water quality problems, problem areas, and problem sources/causes.
   - Education, Training, and Outreach: These activities include educating residents and businesses through a variety of techniques of urban runoff pollution and ways to modify their behaviors that contribute pollutants; training municipal staff to implement BMPs in the course of their duties to reduce and prevent the release of pollutants; and reaching out to engage stakeholders in the planning, development, and implementation of the urban runoff pollution prevention efforts.
   - Inspection, Investigation, and Enforcement: These activities involve enforcement of the Storm Water Ordinance through business inspections, potential discharge investigations, prosecution, and education to encourage behaviors protective of water quality.

- Good Housekeeping BMPs: These are urban runoff pollution prevention measures typically implemented during the course of a City employee's daily activities/duties to prevent or minimize the production of pollutants or the exposure thereof to runoff. Examples include dry sweeping instead of hosing down driveways, covering trash bins, making spill kits available, regularly checking fueling stations for leaks, using the correct amount of pesticides/fertilizers, keeping animal facilities free of exposed wastes, etc.
- Land Use Planning: These activities involve implementing land use policies via modifications to the General Plan and Community Plans that incorporate urban runoff pollution prevention principles and practices in the management and development/redevelopment of land.

STORM WATER STANDARDS MANUAL UPDATE

Also, as part of the **JURMP**, updates to the City's Storm Water Standards Manual would be made to effect the following requirements pursuant to the Municipal Storm Water Permit:

- Advanced Treatment: Require implementation of advanced treatment (i.e., use of mechanical or chemical means to flocculate and remove suspended sediment from runoff from construction sites prior to discharge) for sediment at construction sites determined to be an exceptional threat to water quality
- Phased Grading: Update grading requirements to better institute grading in phases to minimize exposed disturbed areas subject to erosion at any one time
- Low Impact Development (LID): Require identified development projects to implement LID BMPs, which will collectively minimize directly connected impervious areas and promote infiltration on site.
- Treatment Control BMPs: Require identified development projects to implement treatment control BMPs, which mitigate (infiltrate, filter, or treat) the required site-specific volume or flow of storm water runoff
- BMP Ranking: Rank treatment control BMPs per pollutant removal efficiency and develop sizing and design criteria to incorporate into existing development regulations to guide developers of identified development projects in implementing treatment control BMPs
- Hydromodification: Develop and implement a Hydromodification Management Plan to manage increases in runoff discharge rates and durations from identified development projects, where such increased rates and durations are likely to cause increased erosion of channel beds and banks, sediment pollutant generation, or other impacts to beneficial uses and stream habitat due to increased erosive force

INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL BMP REQUIREMENTS

The **JURMP** would also designate and describe a minimum set of BMPs for all industrial and commercial sites/sources and for high threat to water quality residential areas and activities. These BMPs would consist of good housekeeping practices to prevent or minimize the production of pollutants or the exposure thereof to runoff, such as dry sweeping instead of hosing down driveways, covering trash bins, making spill kits available, regularly checking

fueling stations for leaks, using the correct amount of pesticides/fertilizers, keeping animal facilities free of exposed wastes, picking up and properly disposing of pet wastes, avoiding excess irrigation of landscaping, etc. Table A (attached) provides a listing of the minimum required BMPs.

Initial enforcement of the required minimum BMPs would be primarily through educational efforts. Notices of Violation (NOVs) without a monetary fine may also be issued to businesses, industries, or residents. However, it should be noted, that NOVs may be subject to a monetary fines in the future.

2. The **WURMPs** would consist of the following activity types:

- Water Quality Monitoring and Pollutant Source Characterization: These activities would identify and allow for the prioritization of water quality problems, problem areas, and problem sources/causes.
- Education, Training, and Outreach: These activities include educating residents and businesses through a variety of techniques of urban runoff pollution and ways to modify their behaviors that contribute pollutants; training municipal staff to implement BMPs in the course of their duties to reduce and prevent the release of pollutants; and reaching out to engage stakeholders in the planning, development, and implementation of the urban runoff pollution prevention efforts.
- Inspection, Investigation, and Enforcement: These activities involve enforcement of the Storm Water Ordinance through business inspections, potential discharge investigations, prosecution, and education to encourage behaviors protective of water quality.
- Watershed-Based Land Use Planning: These activities involve implementing land use policies that mandate the incorporation of urban runoff pollution prevention principles and practices in the management and development/redevelopment of land.
- Capital Improvement Projects: These activities include construction of treatment facilities, detention basins, street/parking lot improvements, storm drain improvements, dry weather flow diversions, and other significant structural controls to treat urban runoff of pollutants.
- Other Non-Structural Projects: These activities include trash cleanup sponsorships, targeted street sweeping, rain barrel/smart irrigation incentive programs, kelp removal, homeless encampment removal, doggie bag dispenser installation, sponsoring the operation and maintenance of detention basins, and other similar activities.

In particular, the CIPs in the **WURMPs** would, at the time of this analysis, include the following project types:

- Green Street – Infiltration: Replace sidewalks and asphalt paving with porous concrete sidewalks and porous asphalt paving and install planter boxes along residential right of ways in high pollutant loading areas to allow urban runoff to infiltrate into the ground, thereby reducing runoff volume and removing pollutants from the "first flush" of urban runoff

- Green Mall – Infiltration: Replace sidewalks and asphalt paving with porous concrete sidewalks and porous asphalt paving and install planter boxes along commercial/industrial right of ways in high pollutant loading areas to allow urban runoff to infiltrate into the ground, thereby reducing runoff volume and removing pollutants from the "first flush" of urban runoff
- Green Lot – Infiltration: Replace asphalt paving of parking lots with porous asphalt paving and install planter boxes in high pollutant loading areas to allow urban runoff to infiltrate into the ground, thereby reducing runoff volume and removing pollutants from the "first flush" of urban runoff
- Infiltration Vault/Pit Installation: Install underground vaults/pits with associated headworks to capture and store urban runoff and allow it to infiltrate into the ground, thereby reducing runoff volume and removing pollutants from the "first flush" of urban runoff
- Hydrodynamic Separator Installation: Install inlet devices that reduce runoff flow velocity and allow for settling of suspended solids
- Sediment and Peak Flow Control: Install devices primarily on City property to capture and temporarily store storm flows to allow for settling of pollutants and then treat/filter water before discharge
- Inlet Trash/Debris Segregation BMP: In conjunction with targeted street sweeping, install inlet devises to capture trash/debris prior to conveyance into local water bodies
- Bacteria Treatment BMP: Install devices or facilities to remove bacteria from runoff before discharge from MS4 and into receiving water bodies
- Dry Weather Diversion: Install inlet system to redirect dry weather runoff into sewage system for treatment instead of directly discharging often pollutant-laden dry weather and "first flush" flows into receiving water bodies

The other non-structural projects in the WURMPs would at the time of this analysis, include the following project types:

- Targeted Street Sweeping: Use specialized street sweepers and/or increase street sweeping efforts in areas identified as metals and trash high loading areas due high volumes of vehicular and human traffic and activity to reduce the accumulation of metals and trash before washed into MS4 and local water bodies via runoff
- Trash/Debris Cleanup: Sponsor local organizations' cleanup efforts to remove litter from public areas and waterways before being washed out by runoff into local water bodies
- Smart Irrigation Control Incentive Program: Implement program to disseminate information and promote installation of devices through rebates or giveaways to reduce over irrigation and prevent irrigation flows from leaving landscaped areas, thereby reducing dry weather runoff volume with capacity to convey pollutants
- Downspout Redirection Incentive Program: Implement program to disseminate information and promote redirection of downspouts to landscaped areas for infiltration of roof runoff, thereby reducing runoff volume with capacity to convey pollutants
- Rain Barrel Incentive Program: Implement program to disseminate information and promote installation of rain water collection containers through rebates or giveaways to

harvest rain water for landscaping irrigation and other non potable uses, thereby reducing runoff volume with capacity to convey pollutants

3. The **RURMP** would consist primarily of the following activity types:

- Water Quality Monitoring and Pollutant Source Characterization: These activities would identify and allow for the prioritization of water quality problems, problem areas, and problem sources/causes.
- Education, Training, and Outreach: These activities include educating residents and businesses through a variety of techniques of urban runoff pollution and ways to modify their behaviors that contribute pollutants; training municipal staff to implement BMPs in the course of their duties to reduce and prevent the release of pollutants; and reaching out to engage stakeholders in planning, development, and implementation of the urban runoff pollution prevention efforts.

STORMWATER MANAGEMENT AND DISCHARGE CONTROL ORDINANCE UPDATE

As part of the update to the JURMP, two revisions to Section 43.03 of the Municipal Code, which is the City's Stormwater Management and Discharge Control Ordinance (Storm Water Ordinance), will be made: (1) to reference the new version of the Municipal Storm Water Permit; and (2) to modify the list of allowable discharges into the storm drain system presently found in Section 43.0305(b) to conform to the following non-storm water discharges list of the new Municipal Storm Water Permit:

- Diverted stream flows
- Rising ground waters
- Uncontaminated ground water infiltration to MS4s
- Uncontaminated pumped ground water
- Foundation drains
- Springs
- Water from crawl space pumps
- Footing drains
- Air conditioning condensation
- Flows from riparian habitats and wetlands
- Water line flushing
- Landscape irrigation
- Discharges from potable water resources not subject to NPDES Permit No. CAG679001, other than water main breaks
- Irrigation water
- Lawn watering
- Individual residential car washing
- Dechlorinated swimming pool discharges
- Emergency fire fighting flows

In addition, the Municipal Storm Water Permit lets each jurisdiction determine if any of the above allowable discharges should be prohibited because the jurisdiction has determined it to be a significant source of pollutants to the waters of the United States. As part of the revisions to the Storm Water Ordinance, the City will prohibit landscape irrigation and lawn watering discharges into the storm drain system by removing them from the list of allowable discharges.

The following is the current list of allowable non-storm water discharges per Section 43.0305(b) of the Municipal Code:

- Water line flushing and other discharges from potable water sources and raw water supply sources
- Landscape irrigation and lawn watering
- Rising ground waters or springs
- Uncontaminated pumped ground water not subject to any applicable NPDES Permit
- Passive foundation and footing drains
- Water from crawl space pumps
- Air conditioning condensation
- Non-commercial and residential washing of vehicles
- Flows from riparian habitats and wetlands
- Dechlorinated swimming pool discharges
- Flows from fire fighting

II. ENVIRONMENTAL SETTING:

JURMP

Implementation of the JURMP and the City's portion of the WURMPs would occur primarily at City buildings, operation yards, streets, parks, and other developed property. Monitoring, education/outreach, and enforcement activities would be implemented in residential, commercial, and industrial land use areas as deemed appropriate. These sites are outside of Environmentally Sensitive Lands (ESL) as defined in the Land Development Code (LDC), the Multi-Habitat Planning Area (MHPA), but could be within areas subject to the Historical Resources Regulation (HRR). Implementation of the activity types may occur within the State Coastal Zone and/or within the City of San Diego Coastal Zone. Surrounding land uses within the proposed project vicinities may include, but are not limited to, single-family residential, multi-family residential, commercial, industrial, parking lots, and public rights-of-way.

WURMPs

Implementation of the City's portion of the WURMPs would occur primarily at City buildings, operation yards, streets, parks, and other developed property. Monitoring, education/outreach, and enforcement activities would be implemented in residential, commercial, and industrial land use areas as deemed appropriate. These sites are outside of ESL, the MHPA, but could be within areas subject to the HRR. Implementation of the activity types may occur within the State Coastal Zone

and/or within the City of San Diego Coastal Zone. Surrounding land uses within the proposed project vicinities may include, but are not limited to, single-family residential, multi-family residential, commercial, industrial, parking lots, and public rights-of-way.

RURMP

Because of its education- and outreach-oriented nature, implementation of the City's portion of this document would occur primarily in residential, commercial, and industrial land use areas as deemed appropriate. These sites are outside of ESL, the MHPA, but could be within areas subject to the HRR. Implementation of the activity types may occur within the State Coastal Zone and/or within the City of San Diego Coastal Zone. Surrounding land uses within the proposed project vicinities may include, but are not limited to, single-family residential, multi-family residential, commercial, industrial, parking lots, and public rights-of-way.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study Checklist.

IV. DISCUSSION:

The following issue areas were determined to be not significant and therefore no mitigation is required:

WATER QUALITY

Urban runoff discharged from municipal storm water conveyance systems has been identified by local, regional, and national research programs as one of the principal causes of water quality problems in most urban areas. The proposed Urban Resource Management Plan updates, Ordinance revisions and Storm Water Standards Manual updates would ensure compliance with the City's Municipal Storm Water Permit. The proposed future activity types identified in the Purpose and Main Feature of the Initial Study would be designed to ensure that runoff and storm flows are diverted to inlets and treated on-site before being directed to the existing storm drain systems Citywide. In addition, compliance with the regulation is required during construction activities to reduce potential water quality impacts to below a level of significance; therefore no mitigation is required with this MND.

LAND USE
STORMWATER MANAGEMENT AND DISCHARGE CONTROL ORDINANCE UPDATE

Proposed revisions to Section 43.03 of the Municipal Code would be primarily administrative in nature and, therefore, would not have a significant impact on the environment. Removal of items from the list of allowable discharge, if the City deems them as significant sources of pollutants to the waters of the United States, would result in greater protection of the region's water quality and the environment in general.

JURMP

The following activity types contained in the JURMP would have a less than significant impact on the environment: water quality monitoring and pollutant source identification; education, training, and outreach; inspection, investigation, and enforcement; and good housekeeping BMPs (including those for municipal, industrial, commercial, and residential sites/sources). These activity types are non-structural in nature and would be implemented in the urbanized portions of the City outside of ESL and the MHPA. Although these activity types could be in areas subject to the HRR, they would not have a potential for resulting in either a direct physical change or a reasonably foreseeable indirect physical change in the environment.

LAND USE PLANNING

Conversely, the activity type of land use planning in the JURMP may have a potential for resulting in either a direct physical change or a reasonably foreseeable indirect physical change in the environment. However, because the proposed land use planning modifications are still conceptual in nature, no other determination other than future analysis under CEQA can be determined at this point. Any modifications to the City's land use planning policies would be subject to separate analysis under CEQA as they are developed.

STORM WATER STANDARDS MANUAL UPDATE

The proposed updates to the Storm Water Standards Manual regarding phased grading, treatment control BMP ranking, and hydromodification would have a less than significant impact on the environment. Implementation of these modifications would reduce erosion and the generation and release of other pollutants into urban runoff, protecting the water quality of local water bodies and, therefore, would have less than significant impact on the environment.

The proposed updates to the Storm Water Standards Manual regarding advanced treatment, LID, and treatment control BMPs would require the implementation, for certain development projects, of structural solutions to reduce urban runoff pollution. Assessment of possible future impacts of these development projects and associated structural solutions here would be remote and speculative. However, it is anticipated that these structural solutions would be integrated into the construction program of future development projects and into the development projects themselves and, therefore, would be part of the permit and approval review process for those projects. They would be implemented in the urbanized or future urbanizing portions of the City outside of ESL and the MHPA, but could be within areas subject to the HRR. Implementation of the development regulation modifications themselves would reduce the generation and release of pollutants into urban runoff, protecting the water quality of local water bodies and, therefore, would have a less than significant impact on the environment.

WURMP

The following activity types contained in the City's portion of the WURMPs would have a less than significant impact to the environment: water quality monitoring and pollutant source identification; education and outreach; inspection, investigation, and enforcement; and other non-structural projects. These activity types are non-structural in nature and would be implemented

in the urbanized portions of the City outside of ESL and the MHPA, but could be within areas subject to the HRR. However, because these activity types are non-structural, they would not have a potential for resulting in either a direct physical change or a reasonably foreseeable indirect physical change in the environment.

LAND USE PLANNING (WATERSHED-BASED)

Conversely, the activity type of land use planning (watershed-based) contained in the City's portion of the WURMPs would have a potential for resulting in either a direct physical change or a reasonably foreseeable indirect physical change in the environment. However, because the proposed land use planning modifications are still conceptual in nature, no other determination other than future analysis under CEQA can be determined at this point. Any watershed-based modifications to the City's land use planning policies would be subject to separate analysis under CEQA as they are developed.

CAPITAL IMPROVEMENT PROJECTS

CIPs contained in the City's portion of the WURMPs would have a potential for resulting in either a direct physical change or a reasonably foreseeable indirect physical change in the environment. These include projects involving the infiltration of runoff into the ground through pervious/porous material. Excessive groundwater infiltration has the potential to damage street sidewalk, and building improvements. Geotechnical evaluations of all potential project sites would be required in order to determine the feasibility of the sites for infiltration. Sites not feasible for infiltration would be abandoned in favor of those feasible. Such an evaluation would be necessary because the goal of the infiltration projects is to reduce urban runoff flows as much as feasible by allowing flows to soak into the ground in a manner engineered as to not compromise the integrity of nearby structures. The anticipated implementation of a geotechnical evaluation for future infiltration project sites would reduce the potential impacts to below a level of significance.

RURMP

The environmental analysis has determined that the following activity types contained in the RURMP would have a less than significant impact to the environment: water quality monitoring and pollutant source identification; and education, training, and outreach. These activity types are non-structural in nature and would be implemented in the urbanized portions of the City outside of ESL and the MHPA. They would not have a potential for resulting in either a direct physical change or a reasonably foreseeable indirect physical change in the environment.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL ISSUES

Because future CIPs (i.e., Green Street – Infiltration, Green Mall – Infiltration, Green Lot – Infiltration, Infiltration Vault/Pit Installation, Hydrodynamic Separator Installation, Sediment and Peak Flow Control, Inlet Trash/Debris Segregation BMP, and Bacteria Treatment BMP, Dry Weather Diversion) included as part of the City's portion of the WURMPs would have a potential for resulting in either a direct physical change or a reasonably foreseeable indirect physical change

in the environment, the following environmental issues were analyzed and determined to be potentially significant: **HISTORICAL RESOURCES (ARCHAEOLOGY), PALEONTOLOGICAL RESOURCES, AND LAND USE (MHPA).**

LAND USE (MULTIPLE SPECIES CONSERVATION PROGRAM/ MULTI-HABITAT PLANNING AREA)

The Multiple Species Conservation Program (MSCP) is a conservation program designed to facilitate the implementation of a regional habitat preserve while allowing "take" of endangered species or habitats at the individual project level (City of San Diego 1997). This habitat preserve is known as the Multi-Habitat Planning Area (MHPA) and lands within it have been designated for conservation. The MHPA was designed to conserve biological resources considered sensitive by the resource agencies and by the City of San Diego.

Although no projected activity types would occur within the boundaries of the City of San Diego MSCP/MHPA, implementation of future construction related activities could be located adjacent to the MHPA. Therefore, in order to be consistent with current adopted MSCP Subarea Plan policies and Management Directives future projects would be designed to incorporate the applicable MSCP Land Use Adjacency Guidelines and include provisions for barrier fencing and plantings for access control; lighting restrictions; drainage and toxins as indicated below, and would not conflict with habitat function, configuration, or long-term viability; usage of the MHPA by sensitive species including narrow endemics; established management directives for the subarea plan; or cause potentially adverse edge effects. Direct access to public open space would be prohibited during any future construction related activity in order to minimize impacts to sensitive lands and to promote the objectives of the MSCP Subarea Plan. Consistency with the MHPA Land Use Adjacency Guidelines incorporated into the MMRP would reduce any potential indirect impacts to below a level of significance.

HISTORICAL RESOURCES (ARCHAEOLOGY)

The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, Article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City when historical resources are present on the premises. CEQA requires that before approving discretionary projects, the Lead Agency must identify and examine the significant adverse environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment (Sections 15064.5(b) and 21084). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (Sections 15064.5(b)(1) and 5020.1). Any historical resource listed in or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant. The California Register of Historical Resources regulations apply to all proposed development within the City when historical resources are present on the premises.

Because specific sites have not yet been determined for some of the CIP activity types in the WURMPs, site-specific analysis cannot be conducted at this point. However, potential sites may be in areas of the City identified to be archaeologically sensitive. This is especially the case in the coastal areas of San Diego, which is identified as archaeologically sensitive and prime for implementing urban runoff CIPs due to water quality monitoring results and adjacency to an Area of Special Biological Significance off the coast.

A thorough review of all available archaeological data in accordance with the Historical Resources Guidelines is required in order to determine whether a direct impact to historical resources would result from future project implementation. If such an impact would result and further analysis is required, the project could no longer be processed within the scope of this MND. However, if all available data/research results in the determination that no resources are present within or adjacent to the proposed project site, but there is a reasonable likelihood for either historic and/or prehistoric resources to be impacted during construction related activities, then monitoring would be required, Therefore, a Mitigation, Monitoring, and Reporting Program (MMRP) would be implemented during construction activities to reduce potential impacts to less than significant in accordance with the MMRP included in this MND.

PALEONTOLOGICAL RESOURCES

Geologic formations which could underlie potential sites for the capital improvement projects in the WURMPs consist of formations which are assigned "high" and "moderate" resource sensitivities. Based on the sensitivity of the potentially affected formations and the potential excavation depths required to constrict the activity type, implementation could result in significant impacts to paleontological resources. To reduce this impact to less than significant, excavation within previously undisturbed formations at a depth of 10 or more feet, a MMRP would be implemented during construction activities to reduce potential impacts to less than significant in accordance with the MMRP included in this MND.

SUBSEQUENT REVIEW

Future applications for the implementation of CIP activity type projects (including, but not limited to: Green Street – Infiltration, Green Mall – Infiltration, Green Lot – Infiltration, Infiltration Vault/Pit Installation, Hydrodynamic Separator Installation, Sediment and Peak Flow Control, Inlet Trash/Debris Segregation BMP, and Bacteria Treatment BMP, Dry Weather Diversion) pursuant to the WURMPs only as indicated in the Purpose and Main Features discussion of this Initial Study within the City would be reviewed for potential impacts and consistency with the attached MND. Where it can be determined that the project is consistent with the attached MND, and if the project does not impact potentially sensitive biological resources, Important Archaeological Sites (designated or recorded archaeological sites) or Traditional Cultural Properties, and no additional potentially significant impacts would result pursuant to Section 15162 of the State of California Environmental Quality Act (CEQA), an Addendum to this MND would be prepared. The Addendum would provide project specific details, including the location, environmental setting, environmental issue areas and the construction methodology. Where future projects are inconsistent with the assumption of this environmental document, or in the event an impact would

result, then a determination of the environmental document to be prepared would be made based on the completion of an Initial Study.

V. RECOMMENDATION:

On the basis of this initial evaluation:

____ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

__X__ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

____ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Myra Herrmann

Attachments: Figure 1 – Watershed Map
Table A - Minimum Required BMPs
Initial Study Checklist

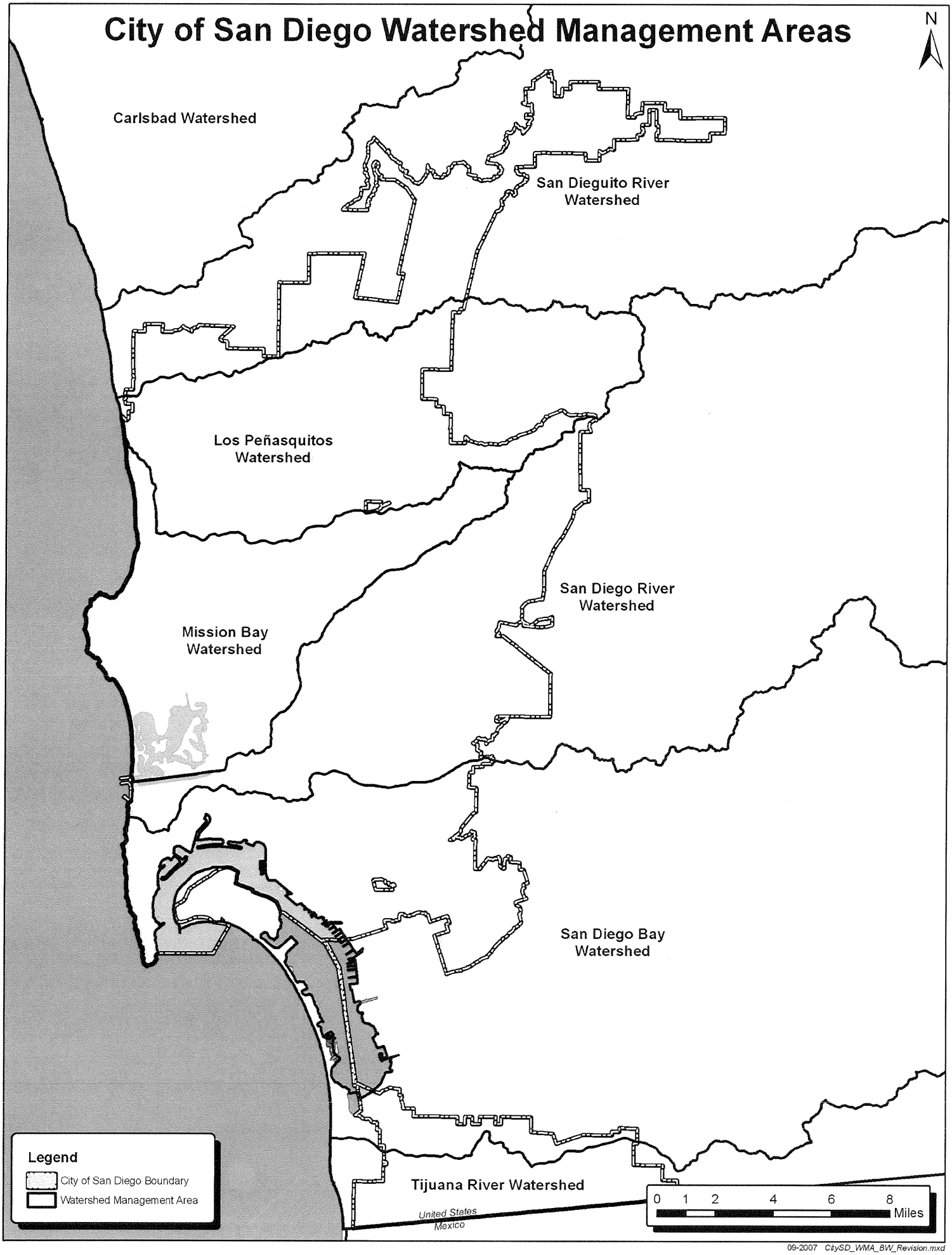
City of San Diego Watershed Management Areas
N
Carlsbad Watershed
San Dieguito River Watershed
Los Peñasquitos Watershed
San Diego River Watershed
Mission Bay Watershed
San Diego Bay Watershed
Tijuana River Watershed
United States
Mexico
Legend
City of San Diego Boundary
Watershed Management Area
0 1 2 4 6 8
Miles
09-2007 CitySD_WMA_BW_Revision.mxd

FIGURE 1

TABLE A. MINIMUM REQUIRED BMPS FOR CATEGORIES OF EXISTING DEVELOPMENT

	Containment BMPs									Pollution Prevention BMPs												Good Housekeeping BMPs					Regulatory BMPs		
Priority Sources	Provide secondary containment to catch spills if storing hazardous materials	Use drip pans, etc. to collect leaks/spills	Clean floor mats, etc. indoors and discharge to sanitary system	Properly dispose of process or wash water	Immediately clean up spills with dry methods	Maintain spill cleanup materials and wet vacumm or similar equipment readily available.	Wash vehicles and equipment in designated areas	Properly store and dispose of green waste	Keep animals out of creeks	Properly store and dispose of hazardous materials	Schedule during dry weather any outdoor activities that could release pollutants	Label containers and maintain up-to-date inventory to prevent mishandling of hazardous materials	Drain and properly dispose of fluids from inoperable vehicles	Provide pollution prevention signage for storm drains, material storage, etc.	Properly manage pesticide/fertilizer use	Protect landscaped areas from erosion by maintaining vegetative cover	Protect storm drains from non-storm water discharges	Contain over irrigation runoff (2)	Regularly sweep parking areas	Protect trash storage areas from contact with storm water	Properly dispose of swimming pool, spa, fountain, and filter backwash water	Inspect activity/storage area regularly to ensure BMPs are effective	Clean up regularly with dry methods and non-hazardous cleaning products	Clean trash disposal areas	Pick up and dispose of pet waste in yards and right of ways	Train employees on storm water pollution prevention (2)	Develop and implement Spill Prevention Plan	Develop and implement SWPPP	Identify and eliminate illegal connections to storm drain
Commercial Categories - Fixed Location (2007 Permit)																													
i. Automobile repair, maintenance, fueling, or cleaning	√	√		√	√	√	√			√		√		√						√		√	√	√		√	√		√
ii. Airplane repair, maintenance, fueling, or cleaning	√	√		√	√	√	√			√		√		√						√		√	√	√		√	√		√
iii. Boat repair, maintenance, fueling, or cleaning	√			√	√	√	√			√		√		√						√		√	√	√		√	√		√
iv. Equipment repair, maintenance, fueling, or cleaning	√	√		√	√	√	√			√		√		√						√		√	√	√		√	√		√
v. Automobile and other vehicle body repair or painting	√				√	√				√		√		√						√		√	√	√		√	√		√
vii. Automobile (or other vehicle) parking lots and storage facilities						√				√			√	√					√			√	√			√	√		√
viii. Retail or wholesale fueling	√				√	√				√		√		√						√		√	√	√		√	√		√
x. Eating or drinking establishments, including food markets			√	√		√								√						√		√	√	√		√			√
xii. Cement mixing or cutting, xiii Painting, xiv Masonry		√		√	√	√				√	√						√			√		√	√	√		√	√		√
xv. Botanical or zoological gardens and exhibits					√	√		√		√		√		√	√	√				√		√	√	√		√			√
xvi. Landscaping, xvii. Nurseries and Greenhouses, xviii, Golf courses, parks and recreation facilities, xix. Cemeteries						√		√		√	√	√		√	√	√				√			√	√		√			
xxi. Marinas				√	√	√				√		√		√						√		√	√	√		√	√		√
xxiii. Building material retailers and storage																				√		√		√		√	√		√
xxiv. Animal facilities						√			√	√				√						√		√	√	√		√			
Commercial Categories - Mobile (2007 Permit)																													
vi. Mobile automobile or other vehicle washing				√	√	√	√				√						√									√	√		
ix. Pest control services					√	√				√		√			√		√									√	√		
xi. Mobile carpet, drape or furniture cleaning				√	√	√				√																√	√		
xx. Pool and fountain cleaning						√				√											√					√	√		
xxii. Portable sanitary services					√	√					√						√									√	√		
xxv. Power washing services				√	√						√						√									√	√		
Industrial Categories (2007 Permit)																													

	Containment BMPs									Pollution Prevention BMPs												Good Housekeeping BMPs					Regulatory BMPs		
Priority Sources	Provide secondary containment to catch spills if storing hazardous materials	Use drip pans, etc. to collect leaks/spills	Clean floor mats, etc. indoors and discharge to sanitary system	Properly dispose of process or wash water	Immediately clean up spills with dry methods	Maintain spill cleanup materials and wet vacumm or similar equipment readily available.	Wash vehicles and equipment in designated areas	Properly store and dispose of green waste	Keep animals out of creeks	Properly store and dispose of hazardous materials	Schedule during dry weather any outdoor activities that could release pollutants	Label containers and maintain up-to-date inventory to prevent mishandling of hazardous materials	Drain and properly dispose of fluids from inoperable vehicles	Provide pollution prevention signage for storm drains, material storage, etc.	Properly manage pesticide/fertilizer use	Protect landscaped areas from erosion by maintaining vegetative cover	Protect storm drains from non-storm water discharges	Contain over irrigation runoff (2)	Regularly sweep parking areas	Protect trash storage areas from contact with storm water	Properly dispose of swimming pool, spa, fountain, and filter backwash water	Inspect activity/storage area regularly to ensure BMPs are effective	Clean up regularly with dry methods and non-hazardous cleaning products	Clean trash disposal areas	Pick up and dispose of pet waste in yards and right of ways	Train employees on storm water pollution prevention (2)	Develop and implement Spill Prevention Plan	Develop and implement SWPPP	Identify and eliminate illegal connections to storm drain
Manufacturing Facilities				√	√	√				√		√		√								√	√	√		√	√	√	
Oil and Gas Mining Facilities	√				√	√				√				√						√		√	√	√		√	√	√	
Hazardous Waste Treatment, Disposal, Storage and Recovery Facilities	√			√	√	√				√		√		√						√		√	√	√		√	√	√	√
Landfills, Land Application Sites, and Open Dumps																										√	√	√	
Recycling Facilities (Metal Scrapyards, Battery Reclaimers, Salvage Yards, Motor Vehicle Dismantlers, Waste Recycling Facilities)	√			√	√	√				√			√	√					√	√		√	√	√		√	√	√	√
Steam Electric Power Generating Facilities	√			√																√				√		√		√	√
Transportation Facilities (Vehicle Maintenance, Equipment Cleaning, Airport Deicing)		√		√										√						√		√	√	√		√		√	√
Sewage or Wastewater Treatment Works																				√			√	√		√		√	√
Residential Activities																													
Vehicle Maintenance		√			√	√				√													√						
Car Washing				√			√				√																		
Household Hazardous Waste					√	√				√													√						
Pesticide/Fertilizer Use										√					√														
Landscape Maintenance								√							√	√		√											
Home Improvements (e.g. painting, coating)					√	√				√	√																		
Pool and fountain cleaning						√					√										√								
Power washing				√	√						√						√												
Pet Management																									√				

Notes: (1) City Enforcement Officer could require any of these measures at any locations at his specific discretion

(2) Designated BMPs for areas tributary to 303 (d) listed water bodies, coastal lagoons, and waters on sensitive lands

INITIAL STUDY CHECKLIST

Date: **August 3, 2007**

Project Number: **134590**

Name of Project: **Urban Runoff Management Plans**

II. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information, which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration, or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts, and these determinations are explained in Section IV of the Initial Study.

	Yes	Maybe	No
I. AESTHETICS / NEIGHBORHOOD CHARACTER – Would the proposal result in:			
A. The obstruction of any vista or scenic view from a public viewing area?	____	____	X

The following activity types contained in the plans would not result in the construction of above-ground structures and, therefore, would not obstruct views: water quality monitoring and pollutant source characterization; education, training, and outreach; inspection, investigation, and enforcement; good housekeeping BMPs; land use planning; Storm Water Standards Manual Update; and other non-structural projects. The following activity type may result in above-ground structures: capital improvement projects. However, it is anticipated that these structures would be improvements to existing City streets, parks (underground), parking lots, and the storm drain system and, therefore, would not obstruct views.

		Yes	Maybe	No
B.	The creation of a negative aesthetic site or project?	____	____	X
	See I.A.			
C.	Project bulk, scale, materials, or styles which would be incompatible with surrounding development?	____	____	X
	See I.A. The capital improvement projects would be integrated into existing City streets, parks (underground), parking lots, and the storm drain system.			
D.	Substantial alteration to the existing character of the area?	____	____	X
	See I.C.			
E.	The loss of any distinctive or landmark tree(s), or a stand of mature trees?	____	____	X
	See I.A. It is anticipated that no distinctive or landmark trees or a stand of mature would be affected by the capital improvement projects since these projects would be within existing City streets, parks (underground), parking lots, and the storm drain system.			
F.	Substantial change in topography or ground surface relief features?	____	____	X
	See I.A. The capital improvement projects would be integrated into current City streets, parks (underground), parking lots, and the storm drain system. Excavations in the right of way would be backfilled, and the ground surface and topography would be returned to their original state.			

		Yes	Maybe	No
G.	The loss, covering, or modification of any unique geologic or physical features, such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent?	____	____	X
	See I.F. The capital improvement projects would improve existing City streets, parks (underground), parking lots, and the storm drain system and would not require the modification of unique geologic or physical features.			
H.	Substantial light or glare?	____	____	X
	The activity types would not produce light or glare.			
I.	Substantial shading of other properties?	____	____	X
	See I.A.			

II. AGRICULTURAL RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:

A.	The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the State?	____	____	X
	The capital improvement projects would be within existing City streets, parks, parking lots, and the storm drain system, which are not suitable sites for sand and/or gravel extraction.			
B.	The conversion of agricultural land to non-agricultural use or impairment of the agricultural productivity of agricultural land?	____	____	X
	The plans contain activity types to be implemented within urbanized areas and (for water quality monitoring) local water bodies. No agricultural land would be impaired or converted to non-agricultural use.			

	Yes	Maybe	No

III. AIR QUALITY – Would the proposal:

A. Conflict with or obstruct implementation of the applicable air quality plan? ____ ____ X

See I.A. Construction of the capital improvement projects would not conflict with the State Implementation Plan or other local air quality plans given standard construction practices to be in place, such as stockpile protection and daily sweeping of work area, to ensure air quality standards would not be violated. The improvements to City streets, parks (underground), parking lots, and the storm drain system would not affect air quality during operation.

B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? ____ ____ X

Grading equipment and procedures would comply with Air Pollution Control District (APCD) regulations and would not violated any air quality standard or contribute substantially to an existing or projected air quality violation due to standard construction practices, such as regular maintenance of air filters on construction equipment and shut down of engines if idling is anticipated to be more than five minutes. See III.A.

C. Expose sensitive receptors to substantial pollutant concentrations? ____ ____ X

Sensitive receptors that may be impacted by implementation of the plans are primarily residents and businesses. The activity types would not generate substantial air pollutants during implementation. See III.A and III.B.

		Yes	Maybe	No
D.	Create objectionable odors affecting a substantial number of people?	____	____	X
	Diesel exhaust from construction equipment would be minor and temporary. The activity types in the plans would not produce odors.			
E.	Exceed 100 pounds per day of Particulate Matter 10 (dust)?	____	____	X
	Temporary minor dust generation during grading and construction of capital improvement projects would be subject to APCD regulations and is not anticipated to exceed 100 pounds per day of Particulate Matter 10 because of the implementation of standard construction practices, such as daily sweeping of work area and moistening of exposed soils. Other than during construction of capital improvement projects, implementation of the activity types in the plans would not generate dust.			
F.	Alter air movement in the area of the project?	____	____	X
	Implementation of the activity types in the plans would not alter air movement.			
G.	Cause a substantial alteration in moisture or temperature, or any change in climate, either locally or regionally?	____	____	X
	Implementation of the activity types in the plans would not affect climatic conditions.			

	Yes	Maybe	No
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?	____	____	X
The capital improvement projects would be integrated into existing City streets, parks (underground), parking lots, and the storm drain system and would not affect habitats or species with special status. Implementation of the other activity types in the plans would occur in urbanized areas and would not involve permanent structures and, therefore, would not result in the reduction of plants or animals with special status.			
B. A substantial change in the diversity of any species of animals or plants?	____	____	X
See IV.A.			
C. The introduction of invasive species of plants into the area?	____	____	X
Native and naturalized plants species would be used to vegetate planter boxes that would be part of some of the capital improvement projects within existing City streets. No invasive species would be planted.			
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors?	____	____	X
Only the activity type of periodic water quality monitoring and pollutant source characterization may potentially involve implementation within wildlife corridors. Because this activity type does not involve permanent structures or large numbers of people at one time, it is anticipated that it would not interfere with wildlife movement.			

		Yes	Maybe	No
E.	An impact to a sensitive habitat, including, but not limited to, streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub, or chaparral?	____	____	X
	See IV.D.			
F.	An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means?	____	____	X
	See IV.D. Implementation of the activity types in the plans would not affect wetlands.			
G.	Conflict with the provisions of the City's Multiple Species Conservation Program, Subarea Plan; or other approved local, regional, or State habitat conservation plan?	____	____	X
	See IV.A and IV.D.			
V.	**ENERGY – Would the proposal:**			
A.	Result in the use of excessive amounts of fuel or energy (e.g., natural gas)?	____	____	X
	Construction of the capital improvement projects within existing City streets, parks (underground), parking lots, and the storm drain system would involve typical amounts of fuel and energy. No significant impacts to energy, fuel, or power are anticipated during implementation of the other activity types in the plans.			
B.	Result in the use of excessive amounts of power?	____	____	X
	See V.A.			

	Yes	Maybe	No

VI. GEOLOGY / SOILS – Would the proposal:

A. Expose people or property to geologic hazards, such as earthquakes, landslides, mudslides, ground failure, or similar hazards? ____ ____ X

The watershed activities include various types of capital improvement projects that may construct infiltration strips and boxes within existing City streets, parks (underground), and parking lots. Excessive infiltration has the potential to damage nearby street, sidewalk, and building improvements but would result in significant impacts. See the Initial Study discussion.

B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? ____ ____ X

Dust control and soil erosion prevention measures, such as stockpile protection and sand/gravel bag barriers during construction of the capital improvement projects would keep airborne dust and water erosion of soils to a minimum. All activity types, including the capital improvement projects, are not anticipated to result in erosion during implementation/operation.

C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? ____ ____ X

See VI.A.

	Yes	Maybe	No

VII. HISTORICAL RESOURCES – Would the proposal result in:

A. The alteration or destruction of a prehistoric or historic archaeological site?	____	X	____
Potential project areas include portions of the City known for high historical resource sensitivity, such as the La Jolla Shores area, Los Peñasquitos, and Mission Valley. See the Initial Study for further discussion.			
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?	____	X	____
See VII.A.			
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?	____	X	____
The activity type of capital improvement projects includes construction of infiltration strips and boxes/vaults within existing City streets, parks (underground), and parking lots. Excessive infiltration has the potential to damage nearby street, sidewalk, and building improvements. See the Initial Study for further discussion.			
D. Any impact to existing religious or sacred uses within the potential impact area?	____	X	____
See VII.A.			
E. The disturbance of any human remains, including those interred outside of formal cemeteries?	____	X	____
Although construction of the capital improvement projects would occur in existing City streets, parks (underground), and parking lots, there is the potential to disturb undiscovered human remains. See VII.A.			

	Yes	Maybe	No

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS – Would the proposal:

A. Create any known health hazard (excluding mental health)? ____ ____ X

Implementation of the activity types, including construction and operation of the capital improvement projects, is not anticipated to create a health hazard.

B. Expose people or the environment to a significant hazard through the routine transport, use, or disposal of hazardous materials? ____ ____ X

Minor amounts of hazardous materials, such as fuel, would be transported only during construction of the capital improvements projects.

C. Create a future risk of an explosion or the release of hazardous substances (including, but not limited to, gas, oil, pesticides, chemicals, radiation, or explosives)? ____ ____ X

See VIII.B. Implementation of the activity types, including operation of the capital improvement projects, would not require the use of hazardous substances.

D. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ____ ____ X

The activity type of other non-structural projects includes targeted street sweeping, which would involve modifying street sweeping frequencies and routes to target specific pollutants on City streets. Coordination with the General Services Department/Street Division would minimize impacts to traffic and emergency response times.

	Yes	Maybe	No
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?	____	____	X
Implementation of the capital improvement projects would occur within existing City streets, parks (underground), and parking already and regularly used by the public for transportation and recreation and would not be in areas known for hazardous material sites.			
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	____	____	X
See VIII.C.			

IX. HYDROLOGY / WATER QUALITY – Would the proposal result in:

A. An increase in pollutant discharges, including downstream sedimentation, to receiving waters during or following construction? Consider water quality parameters, such as temperature-dissolved oxygen, turbidity, and other typical storm water quality.	____	____	X
The activity types would be implemented to improve and protect water quality. Standard storm water BMPs would be used during construction of the capital improvement projects.			
B. An increase in impervious surfaces and associated increased runoff?	____	____	X
The capital improvement projects would reduce impervious surfaces and associated increased runoff through infiltration.			

	Yes	Maybe	No
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?	____	____	X
Although the capital improvement projects would reduce runoff flow rates and volumes through infiltration, substantial alteration to drainage patterns are not anticipated due to projected wide spacing between the projects.			
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)?	____	____	X
The activity types would be implemented to improve and protect water quality, including that of water bodies on the 303(d) list.			
E. A potentially significant adverse impact on groundwater quality?	____	____	X
Only minor amounts of water would infiltrate into the ground via the infiltration projects and are not anticipated to reach the groundwater table. Infiltration projects would be designed to allow for bypassing of urban runoff into the storm drain system if infiltration capacity is reached.			
F. A causation of or contribution to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	____	____	X
The activity types would be implemented to improve and protect water quality. See IX.E.			

	Yes	Maybe	No

X. LAND USE – Would the proposal result in:

A. A land use which is inconsistent with the adopted community plan land use designation for the site, or a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project?	____	____	X
The capital improvement projects would be integrated into existing City streets, parks (underground), parking lots, and the storm drain system and, therefore, would not conflict with any existing land use policy. Implementation of the other activity types would not involve structures and, therefore, would not conflict any existing land use policy.			
B. A conflict with the goals, objectives, and recommendations of the community plan in which it is located?	____	____	X
See X.A.			

		Yes	Maybe	No
C.	A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area?	____	X	____
	The capital improvement projects would be integrated into existing City streets, parks (underground), parking lots, and the storm drain system and, therefore, would not conflict with any existing environmental plans. Implementation of the other activity types would not involve structures and, therefore, would not conflict any existing environmental plans or habitats. Although not considered a significant impact, the MHPA Land Use Adjacency Guidelines would be implemented when future projects are located adjacent to MHPA areas. No projects, however would be covered by this document if located within the MHPA and could result in direct impacts to resources.			
D.	Physically divide an established community?	____	____	X
	See X.A.			
E.	Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan?	____	____	X
	See X.A.			

		Yes	Maybe	No
XI.	**NOISE – Would the proposal result in:**			
A.	A significant increase in the existing ambient noise levels?	____	____	X
	Construction activity for the capital improvement projects would be temporary and would not significantly increase ambient noise levels and would not generate operational noise. Implementation of the other activity types would not significantly increase ambient noise levels.			
B.	Exposure of people to noise levels which exceed the City's adopted noise ordinance?	____	____	X
	Temporary construction activities required for the capital improvement projects would not exceed City noise ordinances, and no operational noise would occur after construction. See XI.A.			
C.	Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan?	____	____	X
	Implementation of the activity types would not cause increased traffic levels or increase transportation noise levels.			
XII.	**PALEONTOLOGICAL RESOURCES – Would the proposal impact a unique paleontological resource or site or unique geologic feature?**	____	X	____
	Potential project areas include portions of the City potentially underlain by geologic units of high paleontological resource sensitivity, such as the La Jolla Shores area, Los Peñasquitos, and Mission Valley. See the Initial Study for further discussion			

	Yes	Maybe	No
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	____	____	X
Implementation of the activity types would not extend infrastructure or involve the construction of dwellings or businesses.			
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	____	____	X
The capital improvement projects would be integrated into existing City streets, parks (underground), parking lots, and the storm drain system. No existing housing would be displaced.			
C. Alter the planned location, distribution, density, or growth rate of the population of an area?	____	____	X
No such alterations would occur.			

	Yes	Maybe	No

XIV. PUBLIC SERVICES – Would the proposal have an effect upon or result in a need for new or altered governmental services in any of the following areas:

A.	Fire protection?	____	____	X
	Parking lots at municipal facilities (e.g., fire and police stations, parks, and streets) are potential sites for some of the capital improvement projects identified in the plans. Any implementation of these project types at those facilities would be coordinated with the partnering department to ensure delivery of services is not significantly impacted. Required traffic control plans would ensure that emergency access remains open at all times during construction of the capital improvement projects in City streets. Implementation of the other activity types would not result in the need for any new or altered government services.			
B.	Police protection?	____	____	X
	See XIV.A.			
C.	Schools?	____	____	X
	See XIV.A.			
D.	Parks or other recreational facilities?	____	____	X
	See XIV.A.			
E.	Maintenance of public facilities, including roads?	____	____	X
	See XIV.A.			
F.	Other governmental services?	____	____	X
	See XIV.A.			

	Yes	Maybe	No

XV. RECREATIONAL RESOURCES – Would the proposal:

A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	____	____	X
Implementation of the activity types would not increase the use of existing parks or other recreational activities or require the construction of new recreational facilities.			
B. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	____	____	X
See XV.A.			

XVI. TRANSPORTATION / CIRCULATION – Would the proposal result in:

A. Traffic generation in excess of specific community plan allocation?	____	____	X
Implementation of the activity types would generate traffic only during construction of the capital improvement projects. Such traffic generation would be mentoring during deliveries of equipment and materials, construction employee travel to and from the work site, and hauling of excavation material off site. This temporary minor traffic generation would not alter or add traffic in excess of specific community plan allocations.			
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system?	____	____	X
No long-term increase in traffic generation would occur as a result of implementation of the activity types. The temporary traffic increase during project construction would be insubstantial in relation to existing traffic in the project areas.			

		Yes	Maybe	No
C.	An increased demand for off-site parking?	____	____	X
	Implementation of the capital improvement projects would result in minimal and temporary off-site parking demand during construction only. Implementation of the targeted street sweeping would involve modifying current street sweeping frequencies and routes as regularly done by the General Services Department/Street Division to maximize efficiencies and resources. Coordination with the General Services Department/Street Division would minimize impacts to street parking.			
D.	Effects on existing parking?	____	____	X
	During construction of the capital improvement projects, Traffic Control Plans (TCPs) would address temporary loss of existing parking in the immediate construction areas during work on surface streets and the storm drain system. This impact would not be significant. Any permanent loss of parking along streets because of the installation of infiltration strips and planters would be minimal and not significant. See XVI.C.			
E.	Substantial impact upon existing or planned transportation systems?	____	____	X
	TCPs would be prepared to coordinate construction traffic flows and minimize disruptive impacts to the surrounding vicinities during implementation of the capital improvement projects. No changes to long-term traffic patterns would result from implementation of any of the activity types.			
F.	Alterations to present circulation movements, including effects on existing public access to beaches, parks, or other open space areas?	____	____	X
	See XVI.E.			

	Yes	Maybe	No
G. Increase in traffic hazards for motor vehicles, bicyclists, or pedestrians due to a proposed non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)?	____	____	X
TCPs would address potential traffic hazards during construction of the capital improvement projects, which would be integrated into existing City streets and parking lots and the storm drain system and, therefore, would not cause traffic hazards during operation. Implementation of the other activity types would not result in an increase in traffic hazards.			
H. A conflict with adopted policies, plans, or programs supporting alternative transportation modes (e.g., bus turnout, bicycle racks, etc.)?	____	____	X
Implementation of the activity types would not conflict with adopted policies, plans, or programs supporting alternative transportation modes.			

XVII. UTILITIES – Would the proposal result in a need for new systems or require substantial alterations to existing utilities, including:

A. Natural gas?	____	____	X
Implementation of the activity types, including the improvements to existing City streets, parks (underground), parking lots, and the storm drain system, would not require use of utilities per se and would be constructed to avoid impacts to existing utilities.			
B. Communication systems?	____	____	X
See XVII.A.			
C. Water?	____	____	X
See XVII.A.			

		Yes	Maybe	No
D.	Sewer?	____	____	X
	See XVII.A.			
E.	Storm water drainage?	____	____	X
	Construction of the capital improvement projects would improve the storm drain system.			
F.	Solid waste disposal?	____	____	X
	Solid waste disposal would be required for implementing the targeted street sweeping as part of the activity type of other non-structural projects. However, because targeted street sweeping would be in lieu of existing street sweeping in the targeted areas, no significant impacts to solid waste disposal services is anticipated.			

XVIII. WATER CONSERVATION – Would the proposal result in:

A.	Use of excessive amounts of water?	____	____	X
	During construction of the capital improvement projects, minor amounts of water would be used to dampen exposed dirt areas to control dust and wash excess dirt off construction equipment. Implementation of the project types would not require use of excessive amounts of water, if any at all.			

	Yes	Maybe	No
B. Landscaping which is predominantly non-drought resistant vegetation?	____	____	X

Native or naturalized plant species would be used to vegetate planter boxes that would be part of some of the capital improvement projects within existing City streets. Revegetation after construction is not anticipated to be needed for projects within existing City streets and parking lots and the storm drain system. Landscaping would be restored to preconstruction conditions for underground projects in parks.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	____	____	X

Implementation of mitigation measures would reduce all impacts to below a level of significance. See the Initial Study for further discussion.

B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts would endure well into the future.)	____	____	X

No long-term impacts to the environment are anticipated.

	Yes	Maybe	No
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	____	____	X

The following activity types contained in the plans would not directly result in the construction of above-ground structures and, therefore, would not significant impacts: water quality monitoring and pollutant source characterization; education, training, and outreach; inspection, investigation, and enforcement; good housekeeping BMPs; land use planning; Storm Water Standards Manual Update; and other non-structural projects. The following activity type may result in above-ground structures: capital improvement projects. However, it is anticipated that these structures would be improvements to existing City streets, parks (underground), parking lots, and the storm drain system and be widely spaced throughout the City and, therefore, would not result in significant cumulative impacts.

D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	____	____	X

The activity types would be implemented to improve and protect water quality, which would benefit human beings.

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

__X__ City of San Diego Progress Guide and General Plan.

____ Community Plan.

____ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

__X__ City of San Diego Progress Guide and General Plan.

____ U.S. Department of Agriculture, Soil Survey – San Diego Area, California, Parts I and II, 1973.

____ California Department of Conservation – Division of Mines and Geology, Mineral Land Classification.

____ Division of Mines and Geology, Special Report 153 – Significant Resources Maps.

____ Site-Specific Report: _____.

III. Air - N/A

____ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

____ Regional Air Quality Strategies (RAQS) – APCD.

____ Site-Specific Report: _____.

IV. Biology

__X__ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997.

__X__ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

__X__ City of San Diego, MSCP, "Multi-Habitat Planning Area" maps, 1997.

____ Community Plan – Resource Element.

____ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-Listed Endangered, Threatened, and Rare Plants of California," January 2001.

____ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.

__X__ City of San Diego Land Development Code Biology Guidelines.

____ Site-Specific Report: _____

V. Energy - N/A

____ _____.

VI. Geology/Soils

__X__ City of San Diego Seismic Safety Study.

____ U.S. Department of Agriculture Soil Survey – San Diego Area, California, Parts I and II, December 1973 and Part III, 1975.

____ Site-Specific Report: _____

VII. Historical Resources

__X__ City of San Diego Historical Resources Guidelines.

__X__ City of San Diego Archaeology Library.

____ Historical Resources Board List.

____ Community Historical Survey: _____.

____ Site-Specific Report: _____.

VIII. Human Health / Public Safety / Hazardous Materials - N/A

____ San Diego County Hazardous Materials Environmental Assessment Listing, 1996.

____ San Diego County Hazardous Materials Management Division.

____ FAA Determination.

____ Hazardous Waste and Substances Site List (Cortese List)
Department of Toxic Substances Control
<http://www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm?county=37>.

____ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.

____ Airport Comprehensive Land Use Plan.

____ Site-Specific Report: _____.

IX. Hydrology/Water Quality

____ Flood Insurance Rate Map (FIRM).

____ Federal Emergency Management Agency (FEMA), National Flood Insurance Program – Flood Boundary and Floodway Map.

_X_ Clean Water Act Section 303(b) list, dated May 19, 1999 <http://www.swrcb.ca.gov/tmdl/303d_lists.html>.

X. Land Use

_X_ City of San Diego Progress Guide and General Plan.

____ Community Plan.

____ Airport Comprehensive Land Use Plan.

____ City of San Diego Zoning Maps.

____ FAA Determination.

XI. Noise - N/A

____ Community Plan.

____ San Diego International Airport – Lindbergh Field CNEL Maps.

____ Brown Field Airport Master Plan CNEL Maps.

____ Montgomery Field CNEL Maps.

____ San Diego Association of Governments – San Diego Regional Average Weekday Traffic Volumes.

____ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

____ City of San Diego Progress Guide and General Plan.

____ Site-Specific Report: _____.

XII. Paleontological Resources

__X__ City of San Diego Paleontological Guidelines.

____ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

____ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

____ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

____ Site-Specific Report: _____.

XIII. Population / Housing - N/A

____ City of San Diego Progress Guide and General Plan.

____ Community Plan.

____ Series 8 Population Forecasts, SANDAG.

____ Other: _____.

XIV. Public Services - N/A

____ City of San Diego Progress Guide and General Plan.

____ Community Plan.

XV. Recreational Resources - N/A

____ City of San Diego Progress Guide and General Plan.

____ Community Plan.

____ Department of Park and Recreation.

____ City of San Diego – San Diego Regional Bicycling Map.

____ Additional Resources: _____.

XVI. Transportation / Circulation - N/A

____ City of San Diego Progress Guide and General Plan.

____ Community Plan.

____ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

____ San Diego Region Weekday Traffic Volumes, SANDAG.

____ Site-Specific Report: _____.

XVII. Utilities - N/A

____ _____.

XVIII. Water Conservation - N/A

____ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.

XIX. Other

_X_ Development Services Department, CEQA Significance Determination Thresholds, January 2007.